

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 20, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

A. Approval of minutes from the workshop and regular meetings on June 6, 2013.

B. Final Plat FP13-04: Opa & Oma Subdivision

R. Haynes

Proposed Final Plat of Opa & Oma Subdivision, being 4.22 acres of land out of S.F. Austin League No. 9, A-62 and adjoining the south side of W. 28th Street between Scanlin and Cunningham Streets in Bryan, Brazos County, Texas.

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 5. Conditional Use Permit CU13-05: Patrick Burkart and David Riddle** **R. Haynes**
A request for approval of a Conditional Use Permit to allow a residence in a Commercial District (C-3), specifically on property at 206 South Sims Avenue located at the northwest corner of South Sims Avenue and West 28th Street, being 35' of Lot 2 and Lots 3-5 in Block 158 of the Bryan Original Townsite in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

- 6. Rezoning RZ13-07: Galindo Ranch Partnership** **R. Haynes**
A request to change the zoning classification from a combination of Office District (C-1) and Agricultural - Open District (A-O), to Planned Development - Mixed Use District (PD-M) on 43.016 acres of land adjoining the south side of the 2000-2200 blocks of West Villa Maria Road between Shirewood and Autumn Lake Drives in Bryan, Brazos County, Texas.

REQUESTS RELATED TO 0.2924 ACRES OF LAND ADJOINING THE NORTH SIDE OF ROSE STREET BETWEEN MAY AND JUNE STREETS, BEING THE SOUTH ONE-HALF OF LOT 3 IN BLOCK 4 OF THE REVISED WELCH ADDITION IN BRYAN, BRAZOS COUNTY, TEXAS AND CURRENTLY ADDRESSED AS 710 ROSE STREET – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Variance Appeal may be directed to City Council; Commission has final approval on replat).

- 7. Planning Variance PV13-03: D. Rivera Management, LLC** **M. Hilgemeier**
A request for 7.5-foot variance from the minimum 50-foot lot width generally required on lots in Residential District - 5000 (RD-5) zoning districts, to allow the creation of two new lots each proposed to be only 42.5 feet in width on 0.2924 acres of land adjoining the north side of Rose Street between May and June Streets, being the south one-half of Lot 3 in Block 4 of the Revised Welch Addition in Bryan, Brazos County, Texas.
- 8. Replat RP13-11: Block 4 of the Revised Welch Addition** **M. Hilgemeier**
Proposed Replat of the south one-half of Lot 3 in Block 4 of the Revised Welch Addition.

REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).

- 9. Planning Variance PV13-02: Maria Guzman** **M. Dalton**
Requests for approval of a 20-foot variance from the minimum 25-foot front building setback and a 2.5-foot variance from the minimum 7.5-foot side building setback generally required on lots in Residential District – 5000 (RD-5) zoning districts, to legitimize previous construction of a carport that extends within 5 feet of the front property line and within 5 feet of the northeast side property line on property at 4534 Woodbend Drive, being Lot 6 in Block 2 of Creekwood Estates – Phase 3 and located at the east corner of Creekwood and Woodbend Drives in Bryan, Brazos County, Texas.

10. ADJOURN.

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, July 18, 2013 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.